

BIOLOGICAL RESOURCES AND WETLAND DELINEATION REPORT



PROJECT NAME:

LOS WILLOWS MAJOR USE PERMIT

P03-127 / LOG NO. 96-02-029A

FALLBROOK, CALIFORNIA

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SUMMARY OF FINDINGS

The project is the application is for a Major Use Permit in Fallbrook, in northwest San Diego County, that would authorize use of the property for weddings/social events, team building and corporate events. No new construction is proposed, except for a recently installed septic system. The interior of the existing office building will be modified as a shelter-in-place facility. A Major Use Permit (P76-92) for a spa has existed on this property since 1977.

All vegetation on the parcels was burned in the Rice Fire of 2007. No structures or facilities associated with the operation on the site were destroyed. Prior to the fire, the site contained a variety of sensitive habitat types, including Coast Live Oak Woodland, Southern Mixed Chaparral, and Coastal Sage Scrub. In the center of the site is a 0.61 acre artificial pond created decades ago that is completely landscaped and stocked with fish.

Within the last 25 years, two catastrophic floods have destroyed most of the facilities within the drainage that transects the site, the second of which caused over one million dollars in damages. The owners restored the site after the most recent flood (1993) and improved flood control structures.

Road improvements (on and off-site) associated with fire and access issues will take place within already developed areas and will not result in significant new impacts to sensitive biological resources.

The only new impact caused by the project is the loss of 0.54 acres of Southern Mixed Chaparral (for the new septic system) which will be fully mitigated through on-site preservation of 0.27 acres of Southern Mixed Chaparral within a dedicated Biological Open Space Easement. The project site is located within a draft proposed Pre-Approved Mitigation Area (PAMA). With this mitigation measure, all project impacts to biological resources have been mitigated to a level below significant.

The project applicant will also place the drainage running through the site from north to south into a buffered biological open space easement.

The project does not contribute to any cumulatively significant impacts to biological resources.

INTRODUCTION

This Revised Biological Resources and Wetland Delineation Report was prepared in response to the scoping letters of January 21 and July 28 2004, August 28 2006, and April 21 2010 from the County of San Diego to Los Willows Enterprise LP. Specifically, this report addresses and incorporates information relevant to the biological issues raised in the scoping letters. These issues are addressed in the appropriate sections of this report. A number of issues, including fire-related constraints, have resulted in the project being in hiatus for the last few years. The April 21, 2010 letter from the County has re-started the application process and prompted this revision.

The project is the application is for a Major Use Permit (MUP) that would authorize use of the property for weddings/social events, team building and corporate events. A Major Use Permit (P76-92) for a spa owned by the applicants has been in effect since 1977. The area dedicated to the weddings, social events, team building and corporate events encompasses two parcels totaling 27.74 acres of land in the community of Fallbrook.

The MUP would allow weddings or social events and team building or corporate events on a portion of the 27.74 acre site. The MUP would limit wedding and social events to no more than three per week. Guests for weddings or social events will be limited to no more than 250 guests per event on a weekend or holiday and will be limited to no more than 75 guests per wedding or social event during weekdays. All team building or corporate events will be limited to a maximum of 100 guests per event and will not exceed over 50 vehicles on the site. Team building or corporate events are prohibited on the same day as any wedding or social event.

No new construction, grading, or facilities are proposed as part of the major use permit, with the exception of a septic system approved by the Department of Environmental Health on January 9, 2008 and installed on May 7, 2008. Water for the project is already being provided by the Rainbow Municipal Water District. The existing 2400 square foot office building included as part of the approved 1977 major use permit will be modified for use as a shelter-in-place facility.

This document examines the potential impacts of the proposed activities pursuant to the California Environmental Quality Act (CEQA).

Site Setting

The project site consists of two legal parcels totaling 27.74 acres (gross) in the Fallbrook Community Planning Area located on Stewart Canyon Road east of Interstate 15 (Figures 1 and 2). The site straddles an un-named intermittent blue line stream that is a tributary of the San Luis Rey River, 3.47 miles to the south. In the center of the site is a long-established 0.61 acre artificial pond.

The topography of the site is mostly very steep slopes. The site is situated between 425 and 600 feet above sea level. The approximate USGS coordinates of the site are 33°22'N, 117°09'W (Temecula 7.5 minute series quadrangle, Figure 3). Most of the site was burned in the Rice Canyon Fire of 2007, eliminating all of the Coastal Sage Scrub and Granitic Southern

Mixed Chaparral on the site, burning many live oaks and removing understory. Before the fire, the steep slopes were covered with native vegetation, a mosaic of Granitic Southern Mixed Chaparral, Diegan Coastal Sage Scrub, and Coast Live Oak Woodland. The surrounding area was also burned and is mostly developed with agriculture and low-density residential properties (Figures 4 and 5, and photographs in Appendix C).

METHODS AND LIMITATIONS

To assess the biological resources of the project location and to conduct a wetland delineation, the site was visited by W.T. Everett and S. Scatolini on 18 April 2004. During the visit, we were able to examine the entire project site and adjacent areas. Observations on-site were recorded as they were made, and form the basis of this report and the Biological Resources Map. Animals were identified using scat, tracks, burrows, vocalizations, or direct observation with the aid of 10X42 Leica binoculars. Vegetation mapping was conducted in accordance with vegetation community definitions as described in Holland (1986) and Oberbauer (1996). In addition, vegetation mapping on-site was aided by the use of a digital aerial photograph. On-site measurements were aided by the use of a Rolatape® Model 300 Distance Measuring Wheel. Measurements taken from the base map provided by the project engineer were taken with a LaSico® Model L-10 Compensating Polar Planimeter or Scale Master Classic® Digital Plan Measure. It should be noted that all vegetation community mapping is verified on the ground to the greatest degree possible in the absence of a systematic land survey. All vegetation areas and boundaries are estimates subject to final delineation by a licensed professional land surveyor.

To assess any changes that may have taken place between 2006 and 2010, to assess potential impacts from off-site improvements, and to conduct a directed survey for sensitive plant species I again visited the site on 2 June 2010. Conditions for observation were excellent and I was able to revisit the entire site and examine the areas of potential off-site impact.

RESULTS¹

Soils

Based on soil conservation service maps (Bowman 1973), the soils for the project site consist of Cienega coarse sandy loam, with 30-65% slopes, eroded (CIG2) and Visalia sandy loam, 5-9% slopes (VaC). Although a detailed soil analysis is beyond the scope of this report, our on-site examination appeared to confirm the presence of these soil types.

¹ Scientific and common names for plant species are derived from The Jepson Manual, 1993, U.C. Press; scientific and common names for birds from the A.O.U. Check-list of North American Birds, 1998, Allen Press, Inc.

History of Flooding

Since the late 1970s there have been at least two major catastrophic flood events that have played a significant role both in the vegetation and configuration of the two main drainages that traverse the property, and in the subsequent human uses of the area within the floodplain. In 1979 a major flood occurred in Stewart Canyon which resulted in the destruction of several structures near the location of the pond. After this flood, a dyke was built that channeled the flow of the creek west of the pond and spa buildings. This dyke is still a prominent feature on the property. In 1993, after a large area up the drainage from the project site was cleared for agriculture, a severe winter storm triggered a flood and mud slide that again destroyed most of the structures in the drainage bottom and silted in the pond (See photographs in Appendix C). This flood resulted in over one million dollars in damage.

After the 1993 flood, the owners were required to clean up the damaged areas. They removed debris, channelized the drainage, restored the pond, enhanced existing flood control structures, and reconstructed the buildings.

The history of flooding is pertinent because it graphically illustrates the critical need to keep the drainages free of debris and vegetation that could contribute to another catastrophic flood. As a health and safety issue this would preclude any conditions or restrictions that would prohibit necessary flood control measures.

History of Lower Parking Area

The site includes an area below the dam for the artificial pond that is occasionally used for overflow parking for events at Los Willows. Although portions of this area are located beneath coast live oak *Quercus agrifolia* trees, this area has been utilized for parking since the 1950's and the project does not propose to alter any of the existing long-standing parking uses on site. This area has been utilized for parking prior to the adoption of CEQA, the County's RPO, and adoption of federal and state endangered species acts and is not being altered by the proposed project. No mitigation is required for this parking area under CEQA since the project will not result in any new impacts associated with parking. Appendix F contains an affidavit provided by Ron Simpson of Fallbrook documenting use of the parking area since the 1950's.

Botany

Five vegetation communities formerly occurred on-site: Southern Mixed Chaparral, Urban/Developed habitats, Diegan Coastal Sage Scrub, Coast Live Oak Woodland, and Open Water (Unvegetated Habitat - Freshwater).

As noted above and shown on the Biological Resources Map, the mosaic of sage scrub, chaparral, and oak woodlands on the steeper slopes was typical of such settings in the coastal and inland valley areas of San Diego County. Sage scrub typically occurs on the south facing slopes while denser chaparral occurs on the north facing slopes. Coast Live Oaks occur on shaded slopes, in drainage bottoms, and where the water table can support them.

A complete floral species list compiled from the initial site survey is provided in Appendix A.

Plant Communities On-Site

Granitic Southern Mixed Chaparral (Holland Code 37120)

This dense, high chaparral was dominated by scrub oak *Quercus berberidifolia*, typically growing to heights of 10 feet or more. Other typical component species included laurel sumac *Malosma laurina*, California dodder *Cuscuta californica*, mountain mahogany *Cercocarpus betuloides* and poison oak *Toxicodendron diversilobum*. This habitat type formerly predominated on the project site on steep undeveloped north-facing slopes that have not been developed for agriculture. A total of 11.30 acres, or 40% of the project site, contained this habitat type.

Urban/Developed (Holland Code 12000)

Areas that have been developed for decades include the administrative building and associated parking and maintenance structures at the north end of the site, the pond area and parking area below the pond (See photograph 6). A total of 5.40 acres of the project site is developed.

Diegan Coastal Sage Scrub (Holland Code 32500)

Within the project site, Coastal Sage Scrub (CSS) occurred on south, southwest, and southeast facing slopes. There were three discreet areas of CSS on the site, for a total of 3.77 acres.

Coast Live Oak Woodland (Holland Code 71160)

This habitat type occurs in the drainage in Stewart Canyon and on the lower portions of steep slopes. This habitat type accounts for 6.69 acres on the site.

Unvegetated Habitat [Open Water - Freshwater] (Holland Code 13140)

This habitat is restricted to the artificial pond located within the developed area. It is entirely surrounded by sidewalk and grass areas and lacks any features that would support sensitive wetland species. The pond is stocked with fish by the California Department of Fish and Game, and is occasionally used during wedding events. A total of 0.61 acres of this habitat type occur on-site.

Zoology

Wildlife recorded during the surveys include common and expected species for the habitats that occur on-site. A total of 25 species of birds, one species of mammal, and two species of reptiles and amphibians were recorded during the site surveys. A complete list of animals detected on-site is provided in Appendix B. A wide variety of common animal species likely also occur on the site.

Sensitive Resources

Sensitive plants or animals are defined here as species of rare, threatened, or endangered status, or depleted or declining species according to the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), or California Native Plant Society (CNPS). Sensitive habitats include those which are considered rare in the region, or support sensitive plants or animals. A list of species of concern to the County of San Diego with medium or high potential to occur on-site is presented in Appendix E.

Sensitive Habitats

All of the habitat types on the site except for Urban / Developed, are considered sensitive by the County and the Wildlife Agencies.

Diegan Coastal Sage Scrub is especially sensitive and protected. Permanent removal of this habitat can only be accomplished with a Habitat Loss Permit (HLP) and with suitable mitigation. The County and the Wildlife Agencies consider this habitat type sensitive and, under the Natural Communities Conservation Plan (NCCP) and CEQA, requires mitigation for impacts associated with development, even in the absence of threatened or endangered species.

Southern Mixed Chaparral and Coast Live Oak Woodland are considered sensitive by the County of San Diego. Any impacts to these habitat types must be mitigated to a level below significant, pursuant to the County's CEQA policies.

The survey was conducted with special attention to looking for plant and animal species and habitats that are considered sensitive according to the USFWS, CDFG, CNPS, that are listed on the CDFG's Natural Diversity Database (CNDDDB) record for the Fallbrook and Temecula 7.5 minute quadrangles, or are contained in the County list of potential sensitive species for the project (Appendix E). The site lacks the appropriate habitat to support most sensitive species.

Sensitive Wildlife

Those sensitive species recorded on the CNDDDB for the Fallbrook or Temecula USGS quads, or that might be considered possible to occur on the project site, are discussed below:

LEGEND

Common Name

Scientific name

CNDDDB

Status

FE = Federal Endangered

FT = Federal Threatened

PE = Proposed Endangered

PT = Proposed Threatened

FSC = Federal Special Concern Species

SE = State Endangered

ST = State Threatened

SR = State Rare

CSC = State Special Concern Species

CEQA = Consideration required

CS = County Sensitive

Chaparral Beargrass

Nolina cismontane

CS

This sensitive plant species is most frequently associated with gabbroic soils in northern San Diego County. It is a large and conspicuous perennial shrub that is easily detected during site surveys. Directed surveys for this species were conducted and none were detected.

Parry's Tetracoccus

Tetracoccus dioicus

CS

This sensitive plant species is often associated with gabbroic soils in northern San Diego County. It is a conspicuous perennial shrub that is easily detected during site surveys. Directed surveys for this species were conducted and none were detected.

Red-shouldered Hawk

Buteo lineatus

CS

Red-shouldered Hawks are common and widespread residents and migrants in San Diego County, occurring in a wide variety of habitats including developed orchards and residential housing. Their population has increased dramatically in the last 100 years, and they are now extremely common in urban settings. According to Philip Unitt, Curator of Birds at the San Diego Natural History Museum, "the Red-shouldered Hawk has become one of San Diego County's most successful urban adaptors" (Unitt 2004). It can be stated with a high degree of certainty that urbanization and agriculture have been beneficial for this species. The species was recorded during the site survey, and the project site may occasionally be used as nesting or foraging habitat, but project implementation is unlikely to have any adverse impacts because this species has a high degree of adaptability to human-altered habitats and human disturbance, especially in Southern California (Bloom *et. al.* 1993).

Cooper's Hawk

Accipiter cooperi

CSC / CS

Cooper's Hawks often forage in search of small birds over a variety of habitats. This urban-adapted species also occurs in oak woodlands and developed/residential areas. They are a

common resident and migrant species in San Diego County. Although this species has apparently declined throughout much of California, there is no evidence for a breeding population decline in San Diego County. The San Diego County Bird Atlas (Unitt 2004) states that "Though Cooper's Hawk is still listed as a 'covered species' under San Diego's multiple-species conservation plan, the idea that natural habitats and Cooper's Hawks are conserved together is now laughably obsolete."

No Cooper's Hawks were seen during the site survey. The project would not adversely affect the species, thus no impacts are expected.

Least Bell's Vireo
Vireo belli pusillus

CNDDB
FE / SE

The Least Bell's Vireo is listed as endangered by both the state and federal governments. Available census data indicate that the Least Bell's Vireo population in Southern California increased from an estimated 300 pairs in 1986 to 1,346 pairs in 1996. Its breeding habitat is restricted to mature willow riparian woodland. Most frequently, it occupies extensive areas that combine an understory of dense young willows or mulefat with a canopy of tall willows. The most critical structural component is a dense shrub layer 0.6-3.0 meters above ground. The vireo's decline is due to loss of riparian habitat combined with nest parasitism by the Brown-headed Cowbird, which lays its eggs in vireo nests thereby reducing the vireo's reproductive success.

Nesting adults are relatively tolerant of human interference at the nest and minor habitat modifications near the nest; nest abandonment due to these factors is low (Brown 1993).

Potential for this species to occur or breed within the project site is low due to the lack of suitable willow-dominated riparian habitat with dense native understory. The nearest site occupied by this species is on the San Luis Rey River nearly six miles from the project site in suitable habitat. Due to the absence of suitable habitat, focused surveys for Least Bell's Vireos are not recommended.

Southwestern Willow Flycatcher Discussion

The Southwestern Willow Flycatcher *Empidonax traillii extimus* is a small insectivorous bird that breeds in dense riparian habitats across the southwestern United States. Once locally common and widely distributed, the southwestern willow flycatcher has suffered dramatic population declines during the 20th century, primarily due to hydrologic and habitat alteration of rivers and streams and brood parasitism by the Brown-headed Cowbird. It was listed as Federally Endangered in 1995, State Endangered in 1990.

Southwestern Willow Flycatchers measure about 5.75 inches (15 cm) in length, and weigh only about 0.4 ounces (12 g). Overall, it is roughly the size of a small sparrow. Both sexes look alike. The flycatcher's appearance is overall greenish or brownish gray above, with a white throat that contrasts with a pale olive breast. The belly is pale yellow. Two white wing bars are visible, but the eye ring is faint or absent. The upper mandible is dark, and the lower mandible

light. It closely resembles the other races of Willow Flycatcher, and several other species of the *Empidonax* genus, particularly the closely-related Alder Flycatcher (*Empidonax alnorum*). The *Empidonax* flycatchers are renowned as one of the most difficult groups of birds to distinguish by sight alone.

Prior to being listed as an endangered species in 1995, the Southwestern Willow Flycatcher was seldom studied, and as a result there was a dearth of information on the bird's basic ecology, natural history, distribution, and status.

The Southwestern Willow Flycatcher is a neotropical migrant, which means it breeds in North America and spends the winter in Central America. Its breeding range includes Southern California (from the Santa Ynez River south), Arizona, New Mexico, extreme southern portions of Nevada and Utah, extreme southwest Colorado, and western Texas.

Almost all Southwestern Willow Flycatcher breeding habitats are within close proximity (less than 20 yards) of water or very saturated soil. This water may be in the form of large rivers, smaller streams, springs, or marshes. At some sites, surface water is present early in the nesting season, but gradually dries up as the season progresses. Ultimately, the breeding site must have a water table high enough to support riparian vegetation.

Southwestern Willow Flycatchers are communal breeders, meaning that most known breeding locations support a number of pairs. Solitary breeding pairs are rare. This pattern is likely the result of the species' philopatric nesting habits; they return each year to the same nesting locale. Dispersing young seem to also return to the natal breeding grounds. This behavior tends to slow the process of range expansion, even when suitable habitat is available.

In San Diego County, Southwestern Willow Flycatchers are rare, and primarily occur only along major riparian corridors or in areas of extensive riparian habitat adjacent to large reservoirs. The largest local breeding population is on the extreme upper San Luis Rey River, very close to Lake Henshaw. At this locale, they occupy Oak Riparian Woodland, unusual behavior that is suspected to be a habitat "artifact" as the result of water management practices that have significantly altered vegetation communities over the last century (Bill Haas, Pers. Comm.).

Elsewhere in San Diego County, colonial nesting is also known from the Santa Margarita River (Camp Pendleton). There have been reports of pairs breeding in dense willow forests at the upper end of El Capitan Reservoir and Sweetwater Reservoir. Nesting pairs have also been documented in the Agua Tiba Wilderness (Phil Unitt, Pers. Comm.). At the project site, the riparian vegetation lacks the dense lower and middle vegetation cover that the species requires. Due to a lack of suitable habitat, focused surveys for Southwestern Willow Flycatchers are not recommended.

Coastal California Gnatcatcher Discussion

Because there were a number of very small areas of Diegan Coastal Sage Scrub located on the project site, and larger areas occur in the vicinity, discussion is warranted regarding the possibility of the California Gnatcatcher occurring on-site. The California Gnatcatcher *Poliophtila*

californica is a federal threatened species, a state species of concern, and is a "target species" of the NCCP process. This species is a non-migratory resident whose range covers the coastal plains and foothills of Southern California and northern Baja California. In San Diego County, it is widespread in coastal lowlands below about 2,000 feet elevation and typically occurs in or near CSS. The California Gnatcatcher is seriously declining due to loss of habitat. Between 85% and 90% of this species' habitat has been lost to urban or agricultural development. It is almost extirpated from Ventura, San Bernadino, and Los Angeles counties. The population is estimated to be just under 5000 pairs. San Diego County appears to be the center of abundance within the United States for this species.

The nearest known location of California Gnatcatcher occurrence is approximately four miles south of the project site, near the intersection of Interstate 15 and the San Luis Rey River. Although the fragments of CSS on the project site were small and isolated, and there was little likelihood of occurrence of this species on the project site, focused surveys for this species were conducted according to current U.S. Fish and Wildlife Service protocols to determine the presence/absence of the species on the site (Appendix G). No California Gnatcatchers were detected. Because of the lapse in time since the last protocol survey (done in early 2006) conducting a new set of protocol surveys was considered. However, because all suitable habitat for gnatcatchers was burned out in the Rice Fire, and has not recovered, new protocol surveys are deemed unnecessary.

Arroyo Toad
Bufo microscaphus californicus

CNDDDB
FE

The arroyo toad was listed as endangered by the U.S. Fish and Wildlife Service in December, 1994. Reasons for this species decline include habitat loss and predation by introduced bullfrogs. In 1994 there were only 22 known populations of this species. The arroyo toad is restricted to rivers that have shallow, gravelly pools adjacent to sandy terraces. Breeding occurs on large streams with persistent water from late March until mid-June. Eggs are deposited and larvae develop in shallow pools with minimal current and little or no emergent vegetation and with sand or pea gravel substrate overlain with flocculent silt. After metamorphosis (June or July), the juvenile toads remain on the bordering gravel bars until the pool no longer persists (3 to 8 weeks, depending on site and year). Juveniles and adults forage for insects on sandy stream terraces that have nearly complete closure of cottonwoods (*Populus* spp.), oaks (*Quercus* spp.), or willows (*Salix* spp.), and almost no grass and herbaceous cover at ground level. Adult toads excavate shallow burrows on the terraces where they shelter during the day when the surface is damp or during longer intervals in the dry season.

Known locations of occurrence in the vicinity are on the San Luis Rey River, approximately four miles south of the project site (Robert Fisher, USGS, Pers. Comm.).

A habitat assessment was conducted at the project site. The creek lacks the sandy bottoms and banks that this species requires. Because the nearest known occupied site is well beyond one kilometer distant from the project site, it is beyond the range that the FWS considers occupied. Due to the absence of suitable habitat, focused surveys are not recommended.

Wildlife Movement Corridors

A wildlife corridor can be defined as a linear landscape feature allowing animal movement between two larger patches of habitat. Connections between extensive areas of open space are integral to maintain regional biodiversity and population viability. In the absence of corridors, habitats become isolated islands surrounded by development. Fragmented habitats support significantly lower numbers of species and increase the likelihood of local extinction for select species when they are restricted to small isolated areas of habitat. Areas that serve as wildlife movement corridors are considered biologically sensitive.

Wildlife corridors can be defined in two categories: regional wildlife corridors and local corridors. Regional corridors link large sections of undeveloped land and serve to maintain genetic diversity among wide-ranging populations. Local corridors permit movement between smaller patches of habitat. These linkages effectively allow a series of small, connected patches to function as a larger block of habitat and perhaps result in the occurrence of higher species diversity or numbers of individuals than would otherwise occur in isolation. Target species for wildlife corridor assessment typically include species such as bobcat, mountain lion, and mule deer.

To assess the function and value of a particular site as a wildlife corridor, it is necessary to determine what areas of larger habitats it connects, and to examine the quality of the corridor as it passes through a variety of settings. High quality corridors connect extensive areas of native habitat, and are not degraded to the point where free movement of wildlife is significantly constrained. Typically, high quality corridors consist of an unbroken stretch of undisturbed native habitat.

On the project site, the drainage may function as a minor local corridor. This is somewhat compromised by disturbed areas and areas lacking vegetative cover elsewhere in the drainage.

PERMITTING

Impacts to wetland habitats require County, State, and Federal permits. It is typically necessary to obtain permits to comply with the CDFG Section 1600 "Streambed Alteration Agreement" requirements, Army Corps of Engineers Section 404 of the Clean Water Act, and Section 401 Water Quality Certification. Riparian habitat is considered a sensitive resource by the California Department of Fish and Game. Riparian habitat is specifically addressed by the Department of Fish and Game Code Sections 1600-1606 (Streambed Alteration Agreement), and wetlands (blue line streams) are also under the jurisdiction of the U.S. Army Corps of Engineers and Regional Water Quality Control Board permit process. Because the proposed Major Use Permit will not result in any new or additional impacts to wetland habitats (on-site or off-site), no jurisdictional agency permits are required.

As noted above, Diegan Coastal Sage Scrub is also sensitive and protected. Permanent removal of this habitat can only be accomplished with a Habitat Loss Permit (HLP) and with suitable mitigation. The County and the Wildlife Agencies consider this habitat type sensitive and, under the Natural Communities Conservation Plan (NCCP) and CEQA, requires mitigation

for impacts associated with development, even in the absence of threatened or endangered species. The proposed Major Use permit will not result in any new or additional impacts to CSS, thus no HLP will be required. In addition, the Rice Fire resulted in complete removal of this habitat type from the project site.

SIGNIFICANCE CRITERIA

Direct impacts occur when biological resources are altered or destroyed during the course of, or as a result of, project implementation. Examples of such impacts include removal or grading of vegetation, filling wetland habitats, or severing or physically restricting the width of wildlife corridors. Other direct impacts may include loss of foraging or nesting habitat and loss of individual species as a result of habitat clearing. Indirect impacts may include elevated levels of noise or lighting, change in surface water hydrology within a floodplain, and increased erosion or sedimentation. These types of indirect impacts can affect vegetation communities or their potential use by sensitive species. Permanent impacts may result in irreversible damage to biological resources. Temporary impacts are interim changes in the local environment due to construction and would not extend beyond project-associated construction, including revegetation of temporarily disturbed areas adjacent to native habitats.

The California Environmental Quality Act (CEQA) Guidelines define "significant effect on the environment" as a "substantial, or potentially substantial adverse change in the environment." The CEQA Guidelines further indicate that there may be a significant effect on biological resources if the project will:

- A. Substantially affect an endangered, rare or threatened species of animal or plant or the habitat of the species.
- B. Interfere substantially with the movement of any resident or migratory fish or wildlife species to the extent that it adversely affects the population dynamics of the species.
- C. Substantially diminish habitat for fish, wildlife, or plants.

PROJECT IMPACTS

Direct Impacts

The only impacts associated with the Los Willows Major Use Permit result from a new septic system (installed on May 7, 2008) located in the southwest corner of the project site (See Biological Resources Map). This leach field and its tie line impacts a total of 0.54 acres of Southern Mixed Chaparral. The tie line consists of a 1 ½" PVC pipe buried 18" deep in a 6" wide trench. The line was installed after the Rice Fire of 2007. For most of its length on the west side of the drainage it was buried in an existing dirt road, avoiding impacts to sensitive habitats. To cross the drainage the line was suspended beneath an existing wooden walking bridge. This avoided impacts to jurisdictional wetlands or Waters. East of the drainage it transects existing Urban/Developed areas. The trench also passes through an area of approximately 60 linear feet of Coast Live Oak Woodland. No oak trees were removed to accommodate the trench. Normally this would have resulted in impacts to a total of 30 square feet (0.0007 acres) of understory habitat, however, after the Rice Fire there was no understory beneath the oak canopy. The trench was backfilled and will certainly be grown over with understory as the site recovers from the fire. Therefore, no impacts to sensitive oak habitat resulted from installation of the tie line.

Off-Site Impacts

There are two areas where project related off-site impacts could occur. The first is the area adjacent to the northeast corner of the project site where a T Hammerhead turnaround is planned. This location is adjacent to an off-site wetland containing Southern Willow Scrub vegetation. The area to be enlarged is currently a parking lot and other developed land. No new impacts to wetland habitat will result from creation of the T Hammerhead.

Commencing at the southern property boundary a County Service Area (CSA) road extends approximately one-half mile to the south from the site. This road parallels the intermittent blue line stream as it leaves the project site. South of the project site, the drainage contains Southern Coast Live Oak Riparian Forest. Apparently, flooding of this stream in the 1960s and 70s repeatedly washed out Stewart Canyon Road, which at the time was situated in the middle of the stream. The road was subsequently relocated east of the stream, outside of the right-of-way, where it remains to this day. The present course of the stream (and associated riparian vegetation) varies in distance from the west edge of existing pavement from 12 to 30 feet or more. Current fire clearing requirements constitute an existing impact to this area. These impacts will not be increased by requirements associated with the MUP. Any improvements to Stewart Canyon Road, including another T Hammerhead turnaround south of the Los Willows southern entrance, will extend to the east of the existing roadway, into an area that is already developed. No significant biological impacts will occur from the creation of the T Hammerhead in this developed area.

There is an area south of the project site where the existing road narrows to 22 feet between two oak trees. Removal of the oak on the east side of the road would not, in and of itself, constitute a significant impact. Because there is no native understory in this area, extended fire clearing requirements would not impact any sensitive biological resources.

Indirect Impacts

There is the potential for indirect impacts to occur as a result of implementation of the proposed project. The areas where indirect impacts have the potential to occur could extend from the development areas into sensitive habitat due to such activities as excessive landscape irrigation, vegetation trampling outside developed areas, and introduction of non-native species (e.g., argentine ants, cats, non-native invasive plant species). These indirect impacts are referred to as "edge effects." There is the potential for indirect impacts on animals as a result of an increase in noise, dust, and light during permitted activities and from vehicle use. These indirect impacts are considered unavoidable due to the nature of the project, existing uses on-site, and existing surrounding land uses.

Indirect impacts from edge effects are considered adverse, but not significant, because the area where activities will take place is mostly disturbed and existing edge effects are already dominating the site. Additional effects, if any, would be incremental and less than significant.

Cumulative Impacts

Cumulative impacts consider the potential regional effects of a project and how a project may affect an ecosystem or one of its components beyond the project limits and on a regional scale. If implemented, the proposed project would result in a very minor addition to the cumulative loss of sensitive habitats within San Diego County. This cumulative impact will be adequately mitigated by the preservation on-site of an equivalent amount of similar habitat.

No other new impacts will result from the MUP. A tabulation of habitats on the project site is presented in Table 1.

Table 1. Existing, preserved, and impacted habitat on the project site.

PLANT COMMUNITY	ACREAGE ON-SITE	ACREAGE IMPACTED ON-SITE	ACREAGE IMPACTED OFF-SITE	ACREAGE PRESERVED ON-SITE	TOTAL MITIGATION REQUIRED (Ratio)	ON-SITE MITIGATION	OFF-SITE MITIGATION
Southern Mixed Chaparral	11.30	0.54	0	.27	0.27 (0.5:1)	0.27	0
Urban/Developed	5.40	0	N / A	N / A	N / A	0	N / A
Diegan Coastal Sage Scrub	3.77	0	0	0	0	0	0
Coast Live Oak Woodland	6.69	0	0	2.16	0	0	0
Open Water	0.61	0	0	0	0	0	0
Total	27.74	0	0	2.43	0.27	0.27	0

MITIGATION AND RECOMMENDATIONS

As proposed, the project will result in impacts to 0.54 acres of Southern Mixed Chaparral. The following mitigation measures are recommended to offset impacts to and the loss of sensitive habitat:

1. Mitigation for impacts to 0.54 acres of Southern Mixed Chaparral will be accomplished on-site by the placement of 0.27 acres of this habitat type into a buffered Biological Open Space Easement on the project site. This provides mitigation at a ratio of 0.5:1. On-site mitigation is appropriate as the entire site is included in the draft North County Multiple Species Conservation Program (MSCP) as a Pre-Approved Mitigation Area (PAMA). The location of the on-site easement is situated in the southern portion of the site (See Biological Resources/Open Space Easement Map) adjacent to oak woodland in an area near the drainage where adjacent habitats are unlikely to be disturbed in the future.
2. Although the project does not impact wetlands, the project applicant has voluntarily offered to place the drainage that transects the site from north to south into a Biological Open Space Easement, including a 50' biological buffer (See Biological Resources Map) conditioned to allow previously established uses.

The mitigation as proposed is adequate to reduce all impacts of the proposed project to a level below significant. As mitigated, the project does not result in any significant biological impacts individually or cumulatively and no further mitigation is required.

WETLAND DELINEATION

INTRODUCTION

During the 2010 site survey the site was reexamined and reassessed to determine the current status of wetlands. In part, this reexamination was triggered by the impacts of the Rice Fire and the 2007 revision of the County's Resource Protection Ordinance. Two drainages traverse the project site: one small drainage that enters the extreme northeast corner of the site, and the main drainage transecting the site from north to south. The small drainage is not within the subject parcels, but is included here because it is located adjacent to an area planned for a T Hammerhead allowing fire apparatus to turn around.

METHODS

The project site was examined to determine wetland limits, and to characterize the site in terms of wetland value. Initial investigation of the limits of wetlands was conducted according to the U.S. Army Corps of Engineers (USACE) guidelines set forth in the 1987 Corps of Engineers Wetland Delineation Manual. Munsell soil color charts were used to determine soil chroma and value, and the USFWS National List of Plant Species that Occur in Wetlands: California (Region O) was used to determine the indicator status of plant species. The USACE defines a wetland as "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Typically, USACE wetlands are characterized by the presence of hydrophytic vegetation, hydric soils, and wetland hydrology.

Hydrophytic Vegetation

Hydrophytic vegetation is defined as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. The governing environmental conditions for hydrophytic vegetation are saturated soils resulting from periodic saturation or inundation by surface or ground water. These periodic events must occur for sufficient duration to result in anaerobic soil conditions. When the dominant species in a plant community are typically adapted for life in anaerobic soil conditions, hydrophytic vegetation is present. The USACE uses the concept of plant communities rather than individual indicator species as criteria for determining a *prevalence* of hydrophytic vegetation in a wetland. The presence of a few individuals of a hydrophytic species in a community dominated by upland species is not a sufficient basis for concluding that an area has hydrophytic vegetation (1987 Corps Manual, Part 3, Section 29). Also, the mere presence of standing water or saturated soil on a site is insufficient evidence that the plant species present are able to tolerate long periods of inundation (Section 35).

The USACE has set forth various categories of plants as indicators to be used, in part, in determining whether or not the prevalence of these species in a plant community constitutes hydrophytic vegetation. These categories include Obligate Wetland Plants (OBL), Facultative

Wetland Plants (FACW), Facultative Plants (FAC), Facultative Upland Plants (FACU), and Obligate Upland Plants (UPL). When more than 50 percent of the dominant species are OBL, FACW, or FAC+, it is an indication that hydrophytic vegetation is present.

Hydric Soils

The hydric soil definition and criteria published in the 1987 Corps Manual have been determined to be obsolete. The current hydric soil definition, criteria, and lists are available over the World Wide Web from the U.S.D.A. Natural Resources Conservation Service (NRCS). For purposes of this investigation, the definition used is that contained in the publication "Field Indicators of Hydric Soils in the United States" (USDA, NCRS 2003). Therein, hydric soils are defined as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil. Nearly all hydric soils exhibit characteristic morphologies that result from repeated periods of saturation or inundation, or both, for more than a few days. Saturation or inundation when combined with microbial activity in the soil causes a depletion of oxygen. This anaerobiosis promotes biogeochemical processes, such as the accumulation of iron and other reducible elements. These processes also result in characteristic morphologies that persist in the soil during both wet and dry periods, making them particularly useful for identifying hydric soils.

Wetland Hydrology

Wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetation typically adapted for life in periodically anaerobic soil conditions. Hydrology is often the least exact of the parameters, and indicators of wetland hydrology are sometimes difficult to find in the field. However, it is essential to establish that a wetland area is periodically inundated or has saturated soils during the growing season.

Indicators of wetland hydrology may include, but are not limited to: drainage patterns, drift lines, sediment deposition, watermarks, stream gauge data and flood predictions, historic records, visual observation of saturated soils, and visual observation of inundation. These hydrology indicators are considered to be "primary indicators", any one of which is sufficient evidence that wetland hydrology is present when combined with a hydrophytic plant community and hydric soils. In addition, the following "secondary indicators" may also be used to determine whether wetland hydrology is present. In the absence of a primary indicator, any two secondary indicators must be present to conclude that wetland hydrology is present, *i.e.*: presence of oxidized rhizospheres associated with living plant roots in the upper 12 inches of the soil, presence of water-stained leaves, local soil survey hydrology data for identified soils, or the FAC-neutral test of the vegetation.

The presence of one or two of the wetland components (Hydrophytic Vegetation, Hydric Soils, or Wetland Hydrology) is not sufficient for an area to be classified as a wetland. All three components must be clearly present for an area to be determined to constitute a jurisdictional wetland.

Waters of the United States

In addition to regulating jurisdictional wetlands, Section 404 of the Clean Water Act (33 U.S.C. 1344) requires authorization for discharges of dredged or fill material into Waters of the United States. For non-tidal Waters of the U.S. the extent of jurisdiction is defined as the Ordinary High Water Mark, which is defined as: "the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural lines impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation or presence of litter and debris."

Thus, an area determined to be a non-wetland may still be under USACE jurisdiction if certain criteria are met. To aid in identifying characteristics of Waters of the U.S., the USACE has prepared guidelines (USACE 2001, 33 CFR 328.3(a)) and a matrix detailing potential Waters of the U.S. based on apparent flow regimes, geomorphic features, and surface flow indicators. In addition, determination that a wetland or water body is a Waters of the United States also requires that the area in question is subject to interstate commerce. These criteria were considered as they apply to the project site.

California Department of Fish and Game Wetlands

Typically, the extent of CDFG wetlands is determined by the limits of riparian vegetation as it extends from a stream, creek, river, pond, lake, or other water feature. It can also include features such as undrained hydric soils or non-soil substrate that is saturated with water or covered by shallow water at some time during the growing season of each year.

County of San Diego Wetlands

The County of San Diego often requires that wetland surveys be completed using the wetlands definition within the County's Resource Protection Ordinance (RPO) [§ 86.602 (q)(1)]. This definition is as follows:

Lands having one or more of the following attributes are "wetlands":

- (aa). At least periodically, the land supports predominantly hydrophytes (plants whose habitat is water or very wet places);
- (bb). The substratum is predominantly undrained hydric soil; or
- (cc). An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.

RESULTS AND CONCLUSIONS

Although it was burned out in the Rice Fire, the small drainage entering the extreme northeast corner of the site has regenerated and contains a wetland based on all current definitions. It is best classified as Southern Willow Scrub. It is adjacent to an existing parking area. This parking area will be enlarged to accommodate the T Hammerhead, but enlarged into an already developed area. No impacts to this wetland will result from creation of this T Hammerhead.

As noted above, the main drainage through the project site was channelized after several devastating floods. On the project site, this channel is essentially devoid of riparian vegetation (See Photographs 8 & 9). The southern 50% of the channel on the project site is surrounded by coast live oak trees.

Due to the general absence of hydrophytic vegetation (and in places hydric soils), the drainage channel on site does not meet the USACE definition of a wetland. However, because the channel contains flowing water and is shown on the USGS map as an intermittent blue line stream, it likely qualifies as a non-wetland Waters of the United States. In addition, the presence of flowing water also suggests that the drainage contains a wetland as defined by CDFG. The extent of these jurisdictional features is limited to the area of flowing water only.

Based on the 2007 RPO definition, at this time the drainage channel does not qualify as an RPO wetland. The absence of hydrophytes and undrained hydric soil eliminates sections (aa) and (bb) of the wetland definition [See above]. Although an apparently perennial stream is present, the absence of wetland vegetation results in a setting where there is negligible biological function or value. As such, the drainage cannot contribute substantially to the biological function or values of wetlands in the drainage system (Section (cc)).

Because the drainage does not support significant numbers of wetland plant species and animal species, the appropriate vegetation community classification would be Coast Live Oak Woodland. Both oak woodland plants and animals are present in significant numbers in the lower portion of the drainage on the project site.

Based on the analysis, area in question is not an RPO wetland but does meet the U.S. Army Corps of Engineers definition of a Waters of the United States, and is a wetland based on California Department of Fish and Game criteria.

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Figure 1. Location of project site in regional context. Thomas Bros. Map page #1028,G2.

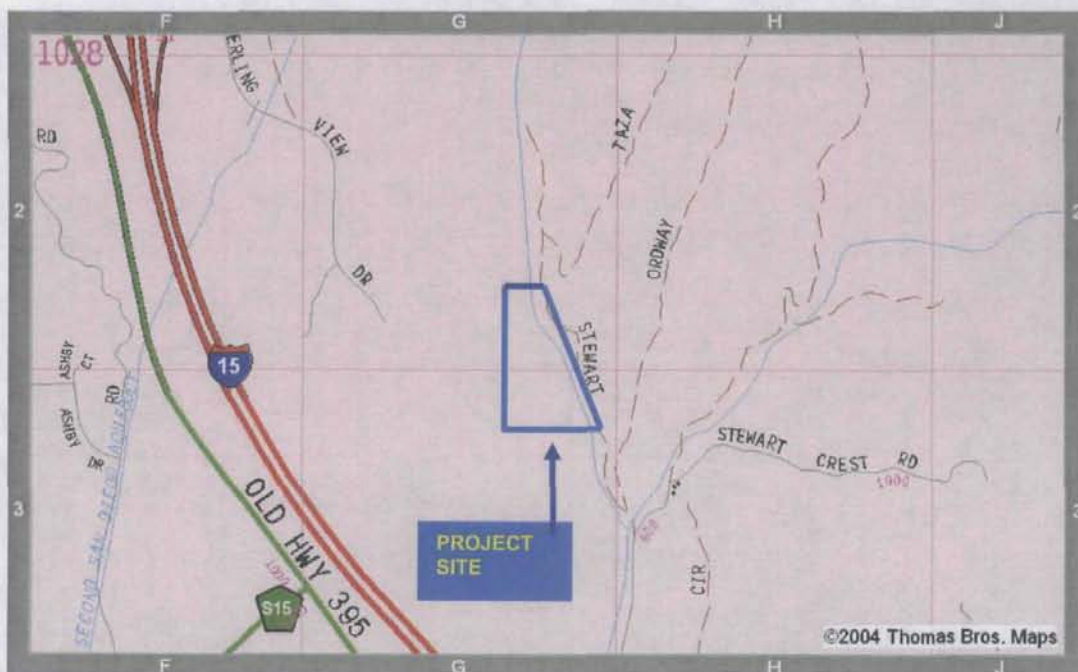


Figure 2. Detail location map of project site. Thomas Bros. Map page #1028, G2.

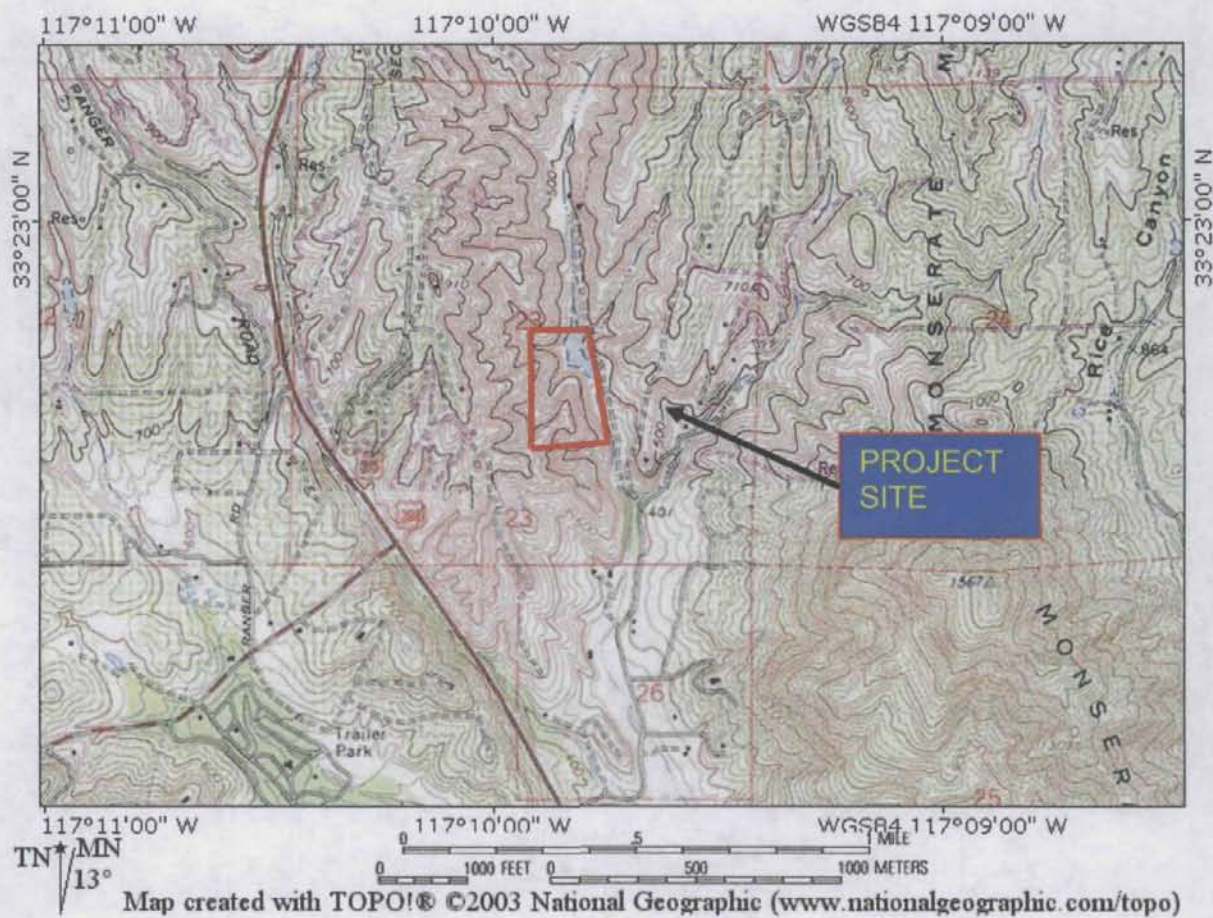


Figure 3. Topographical map showing project site location. Taken from USGS Temecula 7.5 minute series quadrangle. Approximate site boundaries are shown in red.

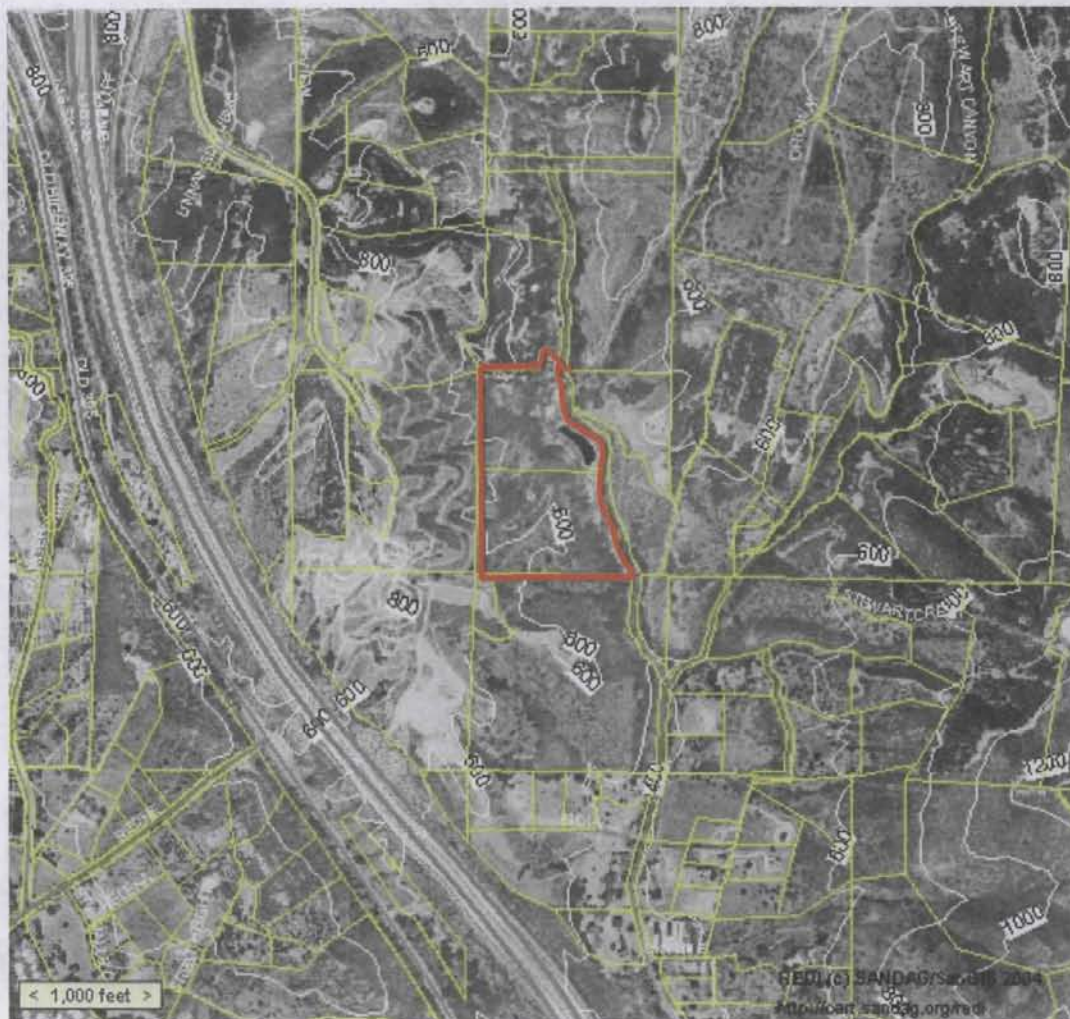


Figure 4. Satellite photograph of project site (photograph by SANDAG/SanGIS 2004), showing parcel boundaries for project site (outlined in red, in center) and adjacent properties in yellow. Photo was taken prior to 1997. Top of photo is true north.



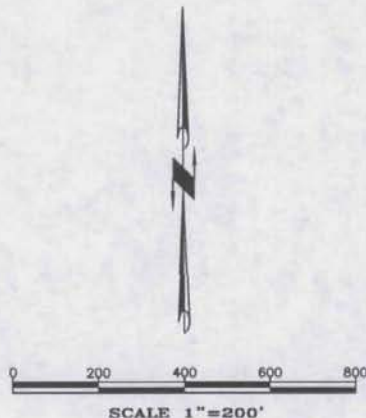
Figure 5. Close-up satellite photograph of project site (from SANDAG/SanGIS 2004), showing parcel boundaries for project site (outlined in red) and adjacent properties in yellow. Photo was taken prior to 1997. Top of photo is true north.

LOS WILLOWS MUP

BIOLOGICAL RESOURCES MAP

PORTION OF STEWART CANYON ROAD SOUTH
OF THE PROJECT SITE COUNTY CSA ROAD

LOG No. 96-02-029A






BASE MAP PREPARED BY:

KARN ENGINEERING AND SURVEYING INC.
129 W. FIG STREET
FALLBROOK, CA 92928
760 728-1134

BIOLOGICAL RESOURCES MAP PREPARED BY:

WILLIAM T. EVERETT
EVERETT AND ASSOCIATES
ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 1085
LA JOLLA, CALIFORNIA 92038
858 456-2990

LEGEND

-  URBAN / DEVELOPED
HOLLAND CODE 12000
-  COAST LIVE OAK WOODLAND
HOLLAND CODE 71160
-  SOUTHERN COAST LIVE OAK RIPARIAN FOREST
HOLLAND CODE 61310

NOTE:

CURRENT FIRE CLEARING REQUIREMENTS
CONSTITUTE AN EXISTING IMPACT TO THIS AREA.
THESE IMPACTS WILL NOT BE INCREASED BY
REQUIREMENTS ASSOCIATED WITH THE MUP

NOTE:

VEGETATION COMMUNITY MAPPING IS PREPARED
USING OVERLAYS OF CURRENT AERIAL PHOTOGRAPHS
AND IS VERIFIED ON THE GROUND TO THE GREATEST
DEGREE POSSIBLE IN THE ABSENCE OF A SYSTEMATIC
LAND SURVEY. ALL VEGETATION AREAS, BOUNDARIES,
AND FUEL MODIFICATION ZONE LIMITS ARE ESTIMATES
SUBJECT TO FINAL DELINEATION BY A LICENSED
PROFESSIONAL LAND SURVEYOR.

APPENDIX A

VASCULAR PLANT SPECIES OBSERVED ON THE PROJECT SITE

FERNS

Dryopteridaceae - Wood Fern Family

Dryopteris arguta

Coastal wood fern

ANGIOSPERMS (DICOTS)

Anacardiaceae - Sumac Family

Malosma laurina

Laurel sumac

Toxicodendron diversilobum

Poison oak

Apiaceae (Umbelliferae) - Carrot Family

* Conium maculatum

Poison hemlock

* Foeniculum vulgare

Sweet fennel

Apocynaceae - Dogbane Family

Vinca major

Blue periwinkle

Asteraceae (Compositae) - Sunflower Family

Ambrosia psilostachya

Western ragweed

Artemisia californica

California sagebrush

- Baccharis pilularis
Coyote brush
- Baccharis salicifolia
Mule fat
- Brickellia californica
California brickellbush
- * Carduus pycnocephalus
Italian thistle
- Conyza canadensis
Horseweed
- Eriophyllum confertiflorum var. confertiflorum
Golden yarrow
- Gnaphalium sp.
Everlasting
- Gnaphalium californicum
California everlasting
- Hazardia squarrosa var. grindelioides
Saw-toothed goldenbush
- Heterotheca grandiflora
Telegraph weed
- * Hypochaeris glabra
Smooth cat's ear
- * Lactuca serriola
Prickly lettuce
- * Picris echioides
Bristly ox-tongue
- * Sonchus asper
Prickly sow thistle
- * Sonchus oleraceus
Sow thistle
- Xanthium strumarium
Cocklebur

Boraginaceae - Borage Family

- Cryptantha intermedia
Nievitas cryptantha

Brassicaceae (Cruciferae) - Mustard Family

- * Brassica sp.
Mustard
- * Raphanus sativus
Wild radish
- Rorippa nasturtium-aquaticum
Water cress

Caprifoliaceae - Honeysuckle Family

Lonicera subspicata
Honeysuckle
Sambucus mexicana
Elderberry

Chenopodiaceae - Goosefoot Family

* Chenopodium sp.
Goosefoot

Convolvulaceae - Morning Glory Family

Calystegia macrostegia
Morning-glory
Cuscuta californica
California dodder

Cucurbitaceae - Gourd Family

Marah macrocarpus
Wild cucumber

Dipsacaceae - Teasel Family

* Dipsacus sativus
Fuller's teasel

Ericaceae - Heath Family

Xylococcus bicolor
Mission manzanita

Euphorbiaceae - Spurge Family

* Ricinus communis
Castor bean

Fabaceae (Leguminosae) - Pea Family

Lathyrus vestitus var. alefeldii
San Diego sweet pea
Lotus scoparius ssp. scoparius
Deerweed
* Melilotus indicus
Yellow sweet-clover

- * Medicago polymorpha
Bur clover

Fagaceae - Oak Family

- Quercus agrifolia var. agrifolia
Coast live oak
- Quercus berberidifolia
Scrub oak

Geraniaceae - Geranium Family

- * Erodium sp.
Filaree
- * Erodium cicutarium
Red-stem filaree

Hydrophyllaceae - Waterleaf Family

- Eucrypta chrysanthemifolia var. chrysanthemifolia
Common eucrypta
- Phacelia distans
Common phacelia
- Phacelia parryi
Parry's phacelia
- Pholistoma auritum
Fiesta flower

Lamiaceae (Labiatae) - Mint Family

- Salvia apiana
White sage
- Salvia mellifera
Black sage

Malvaceae - Mallow Family

- * Malva parviflora
Cheeseweed

Myrtaceae - Myrtle Family

- * Eucalyptus sp.
Eucalyptus

Nyctaginaceae - Four O'Clock FamilyMirabilis californica

Wishbone bush

Onagraceae - Evening Primrose FamilyEpilobium sp.

Willow herb

Oenothera elata ssp. hookeri

Evening primrose

Papaveraceae - Poppy FamilyEschscholzia californica

California poppy

Platanaceae - Plane Tree FamilyPlatanus racemosa

Western sycamore

Polygonaceae - Buckwheat FamilyEriogonum fasciculatum ssp. fasciculatum

California buckwheat

*

Rumex crispus

Curly dock

Portulacaceae - Purslane FamilyClaytonia perfoliata ssp. perfoliata

Miner's lettuce

Ranunculaceae - Crowfoot FamilyClematis sp.

Virgin's bower

Rhamnaceae - Buckthorn FamilyRhamnus californica ssp. californica

California coffeeberry

Rosaceae - Rose Family

Adenostoma fasciculatum
Chamise
Cercocarpus betuloides
Mountain mahogany
Heteromeles arbutifolia
Toyon
Rubus ursinus
California blackberry

Rubiaceae - Madder Family

Galium augustifolium
Narrow leaf bedstraw

Salicaceae - Willow Family

Populus fremontii
Fremont cottonwood
Salix laevigata
Red willow
Salix lasiolepis
Arroyo willow

Scrophulariaceae - Figwort Family

Antirrhinum nuttallianum
Nuttal's snapdragon
Mimulus aurantiacus
Red bush monkey-flower
Penstemon spectabilis
Showy penstemon

Solanaceae - Nightshade Family

* Nicotiana glauca
Tree tobacco
* Solanum americanum
White nightshade

Urticaceae - Nettle Family

Urtica dioica ssp. holosericea
Stinging nettle

Viscaceae - Mistletoe Family

Phoradendron sp.
Mistletoe

Vitaceae - Grape Family

Vitis girdiana
Wild grape

ANGIOSPERMS (MONOCOTS)**Agavaceae - Agave Family**

Yucca whipplei ssp. whipplei
Our Lord's Candle

Arecaceae (Palmae) - Palm Family

* Washingtonia sp.
Fan Palm

Cyperaceae - Sedge Family

Cyperus sp.
Umbrella Sedge

Poaceae (Gramineae) - Grass Family

- * Arundo donax
Giant Reed
- * Avena sp.
Wild Oats
- * Bromus diandrus
Ripgut Grass
- * Bromus hordeaceus
Soft chess
- * Bromus madritensis ssp. rubens
Red Brome
- Leymus condensatus
Giant wild rye
- * Piptatherum miliaceum
Smilo grass
- * Polypogon monspeliensis
Rabbitfoot Grass

Themiacaceae - Brodiaea Family

Dichelostemma capitatum
Blue dicks

Typhaceae - Cattail Family

Typha latifolia
Soft-flag, Tall Cattail

APPENDIX B

WILDLIFE SPECIES OBSERVED OR DETECTED
ON THE PROJECT SITE

BIRDS

Red-shouldered Hawk	<i>Buteo lineatus</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Mallard	<i>Anas platyrhynchos</i>
Mourning Dove	<i>Zenaida macroura</i>
White-throated Swift	<i>Aeronautes saxatalis</i>
Anna's Hummingbird	<i>Calypte anna</i>
Acorn Woodpecker	<i>Melanerpes formicivorus</i>
Nuttall's Woodpecker	<i>Picoides nuttallii</i>
Western Scrub-Jay	<i>Aphelocoma californica</i>
Common Raven	<i>Corvus corax</i>
Oak Titmouse	<i>Baeolophus inornatus</i>
Pacific-slope Flycatcher	<i>Empidonax difficilis</i>
Bushtit	<i>Psaltiriparus minimus</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Wrentit	<i>Chamaea fasciata</i>
Cliff Swallow	<i>Petrochelidon pyrrhonota</i>

Common Yellowthroat	<i>Geothlypis trichas</i>
Spotted Towhee	<i>Pipilo maculatus</i>
California Towhee	<i>Pipilo crissalis</i>
Hooded Oriole	<i>Icterus cucullatus</i>
European Starling	<i>Sturnus vulgaris</i>
Song Sparrow	<i>Melospiza melodia</i>
Lesser Goldfinch	<i>Carduelis psaltria</i>
Song Sparrow	<i>Melospiza melodia</i>
House Finch	<i>Carpodacus mexicanus</i>

MAMMALS

California Ground Squirrel
Spermophilus beecheyi

AMPHIBIANS AND REPTILES

Western Fence Lizard
Sceloporus occidentalis

Side-blotched Lizard
Uta stansburiana

* = non-native or naturalized species

APPENDIX C

PHOTOGRAPHS OF THE PROJECT SITE



Photograph 1. Aerial image of the project site prior to the Rice Fire, bounded in red.



Photograph 2. View of the artificial pond in the center of the spa/wedding complex.



Photograph 3. View looking northwest from the parcel east of the project site. Photo taken prior to the Rice Fire. The pond is in the foreground. The vegetation mosaic of Coastal Sage Scrub, Granitic Southern Mixed Chaparral, and Coast Live Oak Woodland can be seen.



Photograph 4. View of the pond area after the flood of 1993.



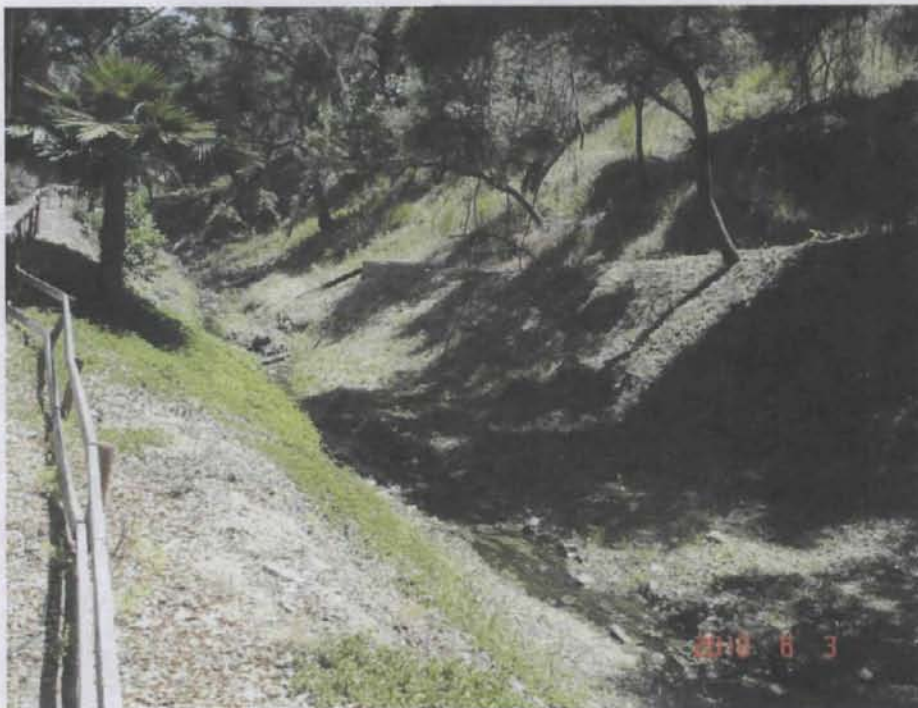
Photograph 5. View of the reclamation / restoration of the pond after the flood of 1993.



Photograph 6. View of the area below the pond after the flood of 1993. The stairway provided access to the long-established parking area south of the pond.



Photograph 7. Current view of the lower parking area showing configuration after the flood of 1993. The parking area was paved in 2001.



Photograph 8. Portion of drainage that runs parallel with the parking area near the south site boundary.



Photograph 9. Portion of drainage that runs parallel with the parking area near the south site boundary.

APPENDIX D

WETLAND DELINEATION FORM

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Los Willows	Date: 4/18/04
Applicant/Owner:	County: San Diego
Investigators: Sue Scatolini, Bill Everett	State: CA
Do Normal Circumstances exist on the site? NO	Community ID: Oak WdInd
Is the site significantly disturbed (Atypical Situation?) YES	Transect ID:
Is the area a potential Problem Area? (If needed, explain on reverse.) NO	Plot ID: 1

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Quercus agrifolia	Tree	NI
2. Claytonia perfoliata	herb	FAC
3. Bromus diandrus	herb	NI
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW, and /or FAC: 33%
(excluding FAC-)

Remarks: Area has been mostly cleared around large, old oak trees, so little understory. Bank of creek may have been reinforced in the past, it is difficult to tell, but oak is old enough to show no change in topography around the oak itself, which is up on the current bench.

HYDROLOGY

☐ Recorded Data (Describe in Remarks):

- ☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other

☒ No Recorded Date Available

Field Observations:

Depth of Surface Water: 0 (in.)

Depth of Free Water in Pit: 0 (in.)

Depth to Saturated Soil: 0 (in.)

Wetland Hydrology Indicators:**Primary Indicators:**

- ☐ Inundated
☐ Saturated in Upper 12 Inches
☐ Water Marks
☐ Drift Lines
☐ Sediment Deposits
☐ Drainage Patterns in Wetlands
☐ Secondary Indicators (2 or more required):
☐ Oxidized Root Channels in Upper 12 Inches
☐ Water-Stained Leaves
☐ Local Soil Survey Data
☐ FAC-Neutral Test
☐ Other (Explain in Remarks)

Remarks: The location was on the bank of the creek. No hydrologic indicators were observed.

DATA FORM (cont.)

SOILS

Map Unit Name (Series and Phase): Visalia Sandy Loam	Drainage Class: Moderately well drained
Taxonomy (Subgroup): Pachic Haploxeralfs	Field Observations Confirm Mapped Type? YES

Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-14		10YR 4/2			Sandy clay loam

Hydric Soil Indicators:	
<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretions
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)
Remarks: The soil seems to be the native soil and not fill. Soil was moist, possibly from recent rain, but did not have exhibit hydric indicators	

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	NO	Is this Sampling Point within a Wetland?	NO
Wetland Hydrology Present?	NO		
Hydric Soils Present?	NO		
Remarks: The area was listed as an atypical situation, because the banks of the creek may have been reinforced in the past. However, the area around the oak at the top of the bank where the sample was collected did not appear to have been disturbed other than clearing of understory vegetation for many years. Therefore, this location was not identified as a wetland.			

Problem Area Remarks:

APPENDIX E

COUNTY LIST OF SENSITIVE SPECIES WITH POTENTIAL TO OCCUR
ON THE PROJECT SITELegend**Status**

- 1 = Federally Endangered
 2 = Federally Threatened
 3 = State Endangered
 4 = State Threatened
 5 = State Rare
 6 = MSCP Narrow Endemic
 7 = Not Listed
 Ext = Extirpated

Potential to Occur On-site

- L = Low
 M = Moderate
 H = High
 U = Unknown (Sufficient data are not available on the status, distribution, abundance, or natural history of the species to make a reliable determination of the probability of occurring on-site.)

Common Name	Scientific Name	Status	Observed On-Site (Y or N)	Potential to Occur On-site	Habitat Preferences
Rainbow manzanita	<i>Arctostaphylos rainbowensis</i>	7	N	L	Mixed Chaparral
Prostrate spineflower	<i>Chorizanthe procumbens</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral
Chaparral beargrass	<i>Nolina cismontana</i>	7	N	L	Mixed Chaparral, Chamise Chaparral
California adder's tongue fern	<i>Ophioglossum californicum</i>	7	N	L	Mixed Chaparral, Grassland, Vernal Pools

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

Orcutt's brodiaea	<i>Brodiaea orcuttii</i>	7	N	L	Grassland, Riparian, Oak Woodland, Chamise Chaparral, Vernal Pools
Palmer's grappling hook	<i>Harpagonella palmeri</i>	7	N	L	Coastal Sage Scrub, Grassland, Chamise Chaparral
Southwestern spiny rush	<i>Juncus acutus leopoldii</i>	7	N	L	Riparian, Oak Woodland, Freshwater Marsh
Cooper's rein orchid	<i>Piperia cooperi</i>	7	N	L	Grassland, Chamise Chaparral
Narrow-petaled rein orchid	<i>Piperia leptopetala</i>	7	N	L	Cismontane Woodland, Coniferous Forest
Engelmann oak	<i>Quercus engelmannii</i>	7	N	L	Riparian, Oak Woodland
Parry's tetracoccus	<i>Tetracoccus dioicus</i>	7, 8A	N	L	Mixed Chaparral, Chamise Chaparral
San Diego horned lizard	<i>Phrynosoma coronatum blainvillei</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral, Mixed Conifer
California red-legged frog	<i>Rana aurora draytoni</i>	2, 6	N	L	Riparian, Freshwater Marsh, Montane Meadow, Lakes and Bays
San Diego banded gecko	<i>Coleonyx variegatus abbottii</i>	7	N	L	Coastal Sage Scrub, Grassland, Chamise Chaparral
Silvery legless lizard	<i>Anniella pulchra pulchra</i>	7	N	L	Coastal Sage Scrub, Grassland, Riparian, Coastal or Desert Dune
Coastal rosy boa	<i>Charina trivirgata roseoffusca</i>	7	N	M	Coastal Sage Scrub, Mixed Chaparral, Oak Woodland, Chamise Chaparral

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

San Diego ringneck snake	<i>Diadophis punctatus similis</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
South Coast garter snake	<i>Thamnophis sirtalis ssp. Novum</i>	7	N	L	Riparian, Freshwater Marsh
Two stripe garter snake	<i>Thamnophis hammondi</i>	7	N	L	Riparian, Freshwater Marsh
Coastal western whiptail	<i>Cnemidophorus tigris multiscutatis</i>	7	N	L	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral
Orange-throated whiptail	<i>Cnemidophorus hyperythrus</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral
Coast patch-nosed snake	<i>Salvadora hexalepis virgultea</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral, Freshwater Marsh
Northern red diamond rattlesnake	<i>Crotalus ruber ruber</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral, Pinon Juniper, Desert Scrub
Arroyo toad	<i>Bufo microscaphus californicus</i>	1, 6	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Montane Meadow

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

Yuma myotis	<i>Myotis yumanensis</i>	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	7	N	L	Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Pallid bat	<i>Antrozous pallidus</i>	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Small-footed myotis	<i>Myotis ciliolabrum</i>	7	N	L	Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Wash, Montane Meadow

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

Pocketed free-tailed bat	<i>Nyctinomops femorosaccus</i>	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Big free-tailed bat	<i>Nyctinomops macrotis</i>	7	N	U	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Greater western mastiff bat	<i>Eumops perotis californicus</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

Western red bat	<i>Lasiurus blossevillii</i>	7	N	U	Riparian, Oak Woodland, Mixed Conifer, Closed Cone Forest, Montane Meadow
San Diego black-tailed jackrabbit	<i>Lepus californicus bennettii</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
American badger	<i>Taxidea taxus</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Ringtail	<i>Bassariscus astutus</i>	7	N	L	Coastal Sage Scrub, Chamise Chaparral
Mountain lion	<i>Felis concolor</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Southern mule deer	<i>Odocoileus hemionus</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

Dulzura California pocket mouse	<i>Chaetodipus californicus femoralis</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer
San Diego desert woodrat	<i>Neotoma lepida intermedia</i>	7	N	L	Coastal Sage Scrub, Riparian, Oak Woodland, Chamise Chaparral
Southern grasshopper mouse	<i>Onychomys torridus Ramona</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Chamise Chaparral
Stephen's kangaroo rat	<i>Dipodomys stephensi</i>	1, 4	N	L	Coastal Sage Scrub, Grassland
Black-shouldered kite	<i>Elanus caeruleus</i>	7	N	L	Grassland, Riparian
Red-shouldered hawk	<i>Buteo lineatus</i>	7	Y	H	Riparian, Oak Woodland
Cooper's hawk	<i>Accipiter cooperi</i>	7	N	H	Grassland, Riparian, Oak Woodland
Sharp-shinned hawk	<i>Accipiter striatus</i>	7	N	M	Coastal Sage Scrub, Oak Woodland, Mixed Conifer
Golden eagle	<i>Aquila chrysaetos</i>	6	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper
Turkey vulture	<i>Cathartes aura</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
Common barn-owl	<i>Tyto alba</i>	7	N	M	Riparian, Oak Woodland
Loggerhead shrike	<i>Lanius ludovicianus</i>	7	N	L	Coastal Sage Scrub, Grassland, Riparian, Oak Woodland, Desert Scrub, Desert Wash

LOS WILLOWS MAJOR USE PERMIT

POTENTIAL SENSITIVE SPECIES LIST

California Gnatcatcher	<i>Poliophtila californica californica</i>	2	N	L	Coastal Sage Scrub
Western bluebird	<i>Sialia mexicana</i>	7	N	L	Riparian, Oak Woodland
Least Bell's vireo	<i>Vireo bellii pusillus</i>	1, 3	N	L	Riparian
Southwestern willow flycatcher	<i>Empidonax trailii extimus</i>	1	N	L	Riparian
Yellow-breasted chat	<i>Ictera virens</i>	6,7	N	L	Riparian
Rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	7	N	L	Coastal Sage Scrub, Chamise Chaparral
Bell's sage sparrow	<i>Amphispiza belli belli</i>	7	N	L	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral
Monarch butterfly	<i>Danaus plexippus</i>	7	N	M	Grassland, Oak Woodland, Montane Meadow

APPENDIX F

**AFFIDAVIT OF RON SIMPSON REGARDING HISTORIC USE OF
PARKING AREA**

AFFIDAVIT OF RON SIMPSON

AUGUST 3, 2005

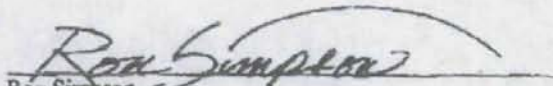
I, Ron Simpson, was raised in Fallbrook, California. During the 1950's, I, along with other friends, used to visit the local swimming hole, a.k.a. "lake" on Stewart Canyon Road which is currently known as Los Willows.

When traveling to the "lake", I would drive down a dirt road known as Stewart Canyon Road. As I followed the streambed, the road south of the "lake" forked at the incline and at that point I veered left and drove to the foot of the dam. This is where I parked my car along with other visitors to the "lake". The area below or south of the dam was level having been graded at an earlier time. My guess would be when the dam was built in the 1920's this would have taken place but I have no first hand knowledge of when the grading took place.

The area that was graded and used for parking in the 1950's is currently used as the parking lot for Los Willows functions.

In addition, further south of the "lake" was an old 20'x30' building that looked old and abandoned and even though I don't have first hand knowledge of its use, I was told it was used by the Boy Scouts, prior to the 1950's, as their camp which utilized the "lake" for recreation.

If you have further questions regarding my recollection of the above mentioned time, please call me at 760-728-7264.


Ron Simpson
3909 Reche Road #80
Fallbrook, Ca. 92028

Date: AUGUST 5, 2005

APPENDIX G

FOCUSED PROTOCOL SURVEYS FOR CALIFORNIA GNATCATCHERS

**EVERETT AND ASSOCIATES
ENVIRONMENTAL CONSULTANTS**

ESTABLISHED IN 1975

POST OFFICE BOX 1085
LA JOLLA, CALIFORNIA 92038

(858) 456-2990 TELEPHONE
(760) 765-3113 FACSIMILE

16 April 2006

Al and Cathie Ransom
Los Willows
530 Stewart Canyon Road
Fallbrook, California 92028

Re: Report on the Los Willows (APNs 108-302-01 & 108-302-07) California Gnatcatcher Presence/Absence Surveys, Fallbrook, San Diego County, California.

Dear Al and Cathie,

This report presents the results of three focused presence/absence surveys that I recently conducted for the federally threatened Coastal California Gnatcatcher *Polioptila californica californica*. The surveys were conducted within the above-referenced parcels totaling approximately 27 acres east of Interstate 15 near the community of Fallbrook.

The California Gnatcatcher is a federal threatened species, a state species of concern, and is a "target species" of the NCCP process. This species is a non-migratory resident whose range covers the coastal plains and foothills of Southern California and northern Baja California. In San Diego County, it is widespread in coastal lowlands below about 2,000 feet elevation and typically occurs in or near Coastal Sage Scrub (CSS). The California Gnatcatcher population is seriously declining due to loss of habitat. Between 85% and 90% of this species' habitat has been lost to urban or agricultural development. It is almost extirpated from Ventura, San Bernadino, and Los Angeles counties. The U.S. population is estimated to be just under 5000 pairs. San Diego County appears to be the center of abundance within the United States for this species.

The survey site is situated along the west side of Stewart Canyon Road east of Interstate 15 (Figures 1 and 2). The approximate USGS coordinates for the site are 33°23'N, 117°10'W (Temecula 7.5 minute series quadrangle, see Figure 3), as determined on-site by Global Positioning System (GPS) receiver. The property is bounded on the west and north by an area of existing agriculture, and on the south and east by undeveloped areas characterized by steep slopes.

SITE CONDITIONS AND VEGETATION COMMUNITIES

The site contains a variety of native habitats and a developed area with buildings, grounds, trails, outdoor activity areas, and a small freshwater lake. Upland habitats include Diegan Coastal Sage Scrub (CSS), Southern Mixed Chaparral, and Coast Live Oak Woodland. The native habitats occur on the slopes of several steep east/west ridges and drainages that descend from the western property boundary east to Stewart Canyon Road. As is typical for such settings, north and east facing slopes contain denser, taller vegetation (Southern Mixed Chaparral and Coast Live Oak Woodland) and the south and west facing slopes contain the CSS.

METHODS

I surveyed the site three times in conformance with current USFWS protocol guidelines. The surveys were conducted under the authority granted to me by USFWS permit # TE-788036. The surveys were conducted by slowly walking routes within the project site (See Figure 4). After stopping, listening, and observing at intervals of approximately 30 meters, taped Coastal California Gnatcatcher vocalizations were played for 30 seconds. After the vocalizations were played, an additional two minutes were spent observing and listening before moving to the next observation site. Weather conditions and time of day were appropriate for the detection of Coastal California Gnatcatchers (Table 1).

Most of the surveys were conducted from existing trails on the project site. Efforts focused within and along the edges of the CSS and Southern Mixed Chaparral habitats. In addition, surveys were conducted along the east edge of Stewart Canyon Road to assess any gnatcatcher occurrence off-site to the east of the subject parcels.

TABLE 1
SCHEDULE OF SURVEYS AND CONDITIONS
LOS WILLOWS

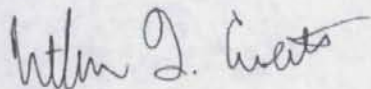
Date	Time (hours)	Temperature (F)	Wind Speed (mph)	Cloud Cover (%)
2/22/06	0900-1115	66-70	0-3 NW	0
3/14/06	0830-1100	64-68	0-3 NW	10
3/24/06	0815-1045	66-70	3-8 WSW	10

RESULTS

No California Gnatcatchers were detected on-site during the focused surveys. Although the CSS on-site is relatively undisturbed, its fragmentation, relatively small size, and isolation from any nearby larger tracts of CSS limits the long-term viability of its values and functions as gnatcatcher habitat.

Thank you very much for the opportunity to conduct this work and prepare this report. Please contact me if you need any additional information or clarification.

Sincerely,

A handwritten signature in dark ink, appearing to read "William T. Everett", with a stylized flourish at the end.

William T. Everett
Certified Biological Consultant
U.S. Fish & Wildlife Service California Gnatcatcher
Survey Authorization Permit # TE-788036

cc: USFWS



Figure 1. Location of survey site in regional context. Thomas Bros. Map page #1028,G2.



Figure 2. Detail location map of survey site. Thomas Bros. Map page #1028, G2.

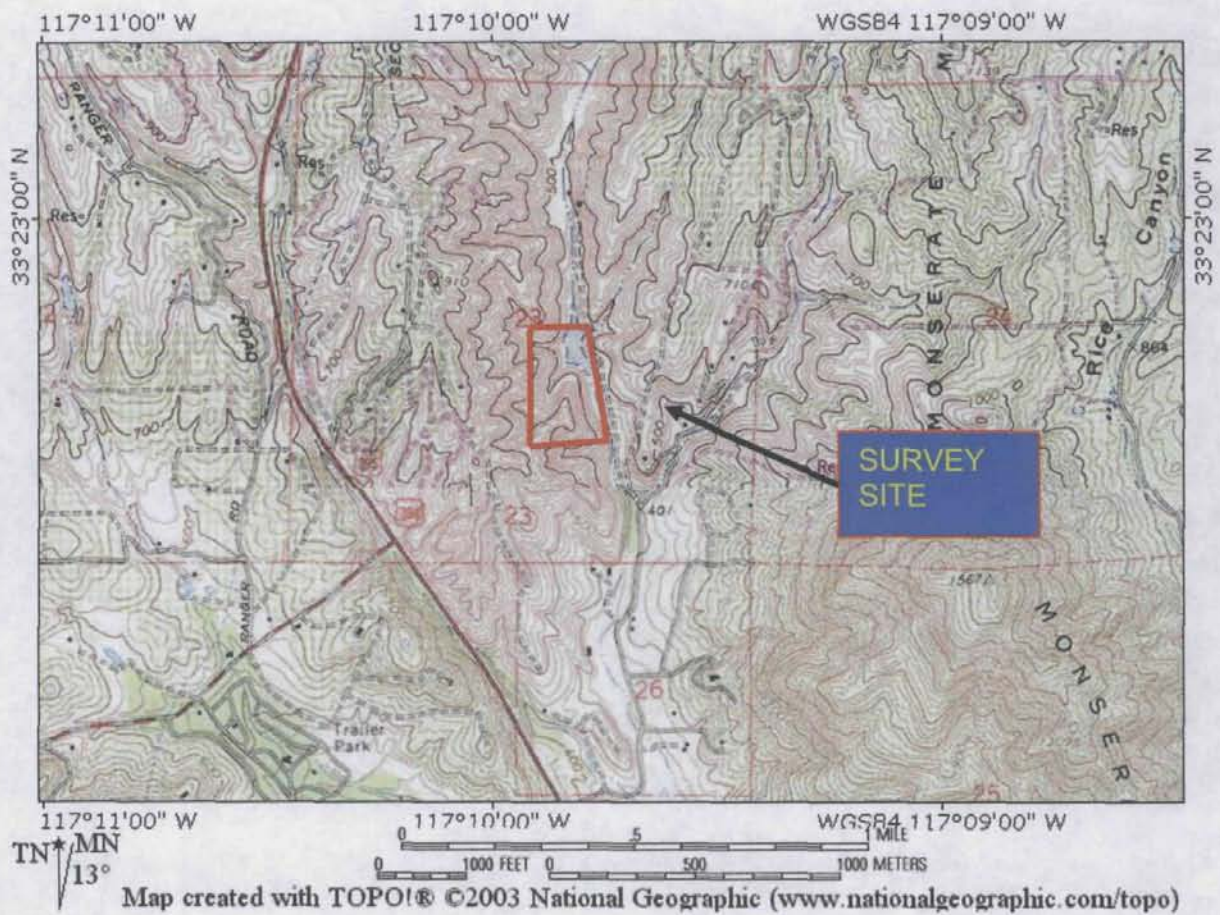


Figure 3. Topographical map showing survey site location. Taken from USGS Temecula 7.5 minute series quadrangle. Approximate site boundaries are shown in red.



Figure 4. Close-up satellite photograph of project site (from SANDAG/SanGIS 2004), showing parcel boundaries for project site (outlined in red) and adjacent properties in yellow. Top of photo is true north. Yellow dotted line indicates route of gnatcatcher surveys.

APPENDIX H

PREPARER QUALIFICATIONS

William T. Everett is a research, consulting, and conservation biologist with more than 30 years experience in the San Diego environment and around the world. He has logged more than 12,000 hours of field work, all detailed with field notes. In the 1970's Bill apprenticed in the study of chaparral ecology under Frank Gander, the retired but renown premier California botanist of the 1930s and 40s. Although his specialty is ornithology, Bill has a long-standing interest in all endangered species management and conservation issues. As President then Conservation Chairman of the San Diego Chapter of the Audubon Society in the late 1970s, he gained a keen understanding of the conservation challenges facing a growing Southern California. He subsequently became one of the first Biological Consultants certified by the County of San Diego in the 1980s. Bill is a Fellow of the National Association of Environmental Professionals (NAEP) and subscribes to the NAEP Code of Ethics and Standards of Practice for Environmental Professionals.

Bill Everett has published numerous scientific articles and conducted research in Southern California, Alaska, Baja California, South America, and throughout the tropical Pacific Ocean. In 1977, in recognition of his accomplishments, he was appointed as a Research Associate of the Department of Birds and Mammals of the San Diego Natural History Museum, a position he holds to this day. In 1990 he was elected as a Research Fellow of the Zoological Society of San Diego, and in 1988 was appointed as the Senior Conservation Biologist of the Western Foundation of Vertebrate Zoology. The Royal Geographic Society of London elected Bill as a Fellow in 1996, following his election as a Fellow of the Explorers Club in 1990.

Hired as a biologist for the U.S. Fish and Wildlife Service in 1977, Bill conducted research on endangered Peregrine Falcons in Northern California at a time when their continued existence was questionable. His interest in threatened species led to publication by the Audubon Society in 1979 of his paper entitled "Threatened, Declining and Sensitive Bird Species in San Diego County" (Sketches 36:1-2). This paper contained the first published account of the decline of the California Gnatcatcher.

Beyond the Southern California area, Bill has prepared the seabird impacts sections for the Draft and Final Environmental Impact Statements for Hawaii-based Pelagic Fisheries of the Western Tropical Pacific Ocean (2001), received a National Science Foundation major grant to lead an International Biocomplexity Survey and Expedition to Isla Guadalupe, Baja California, Mexico (2000), led the effort to save North America's most endangered bird species, the San Clemente Loggerhead Shrike (1991-1997), and currently heads up efforts to restore bird populations on Wake Atoll and Christmas Island in the central Pacific.

Bill holds a U.S. Fish and Wildlife Master Bird Banding Permit (#22378) with Endangered Species Authorization, and California Gnatcatcher Survey Authorization Permit # TE-788036. He received his Masters Degree from the University of San Diego in 1991, and completed a Post-Graduate Program at Harvard University's John F. Kennedy School of Government in 1997.

Bill has served as a member of the Conservation and Research Committee of the Zoological Society of San Diego since the committee was first established. In 1990, he founded the Endangered Species Recovery Council (www.esrc.org), an international organization of scientists and conservationists dedicated to finding solutions to the problem of species extinctions. He continues as President of the organization.

In May 2002 Bill was honored in New York as a first recipient of the Explorers Club "Champions of Wildlife" award.

LUD WILLIAMS VEGETATION MAP - MAJOR USE PERMIT P-03-127

ORCHARD AND VINEYARDS
HOLLAND CODE 18100

GRANITE SOUTHERN MIXED
CHAPARRAL
HOLLAND CODE 37120

URBAN DEVELOPED
HOLLAND CODE 13000

UNVEGETATED HABITAT
OPEN WATER/INTERMEDIATE
HOLLAND CODE 13140

DESERT COASTAL SAND SCRUB
HOLLAND CODE 32000

COAST LINE OAK WOODLAND
HOLLAND CODE 71180

SOUTHERN YELLOW SCRUBS
HOLLAND CODE 83200

PROPOSED BIOLOGICAL OPEN
SPACE CASSETTE INCLUDING
BUFFER

WETLAND BOUNDARY

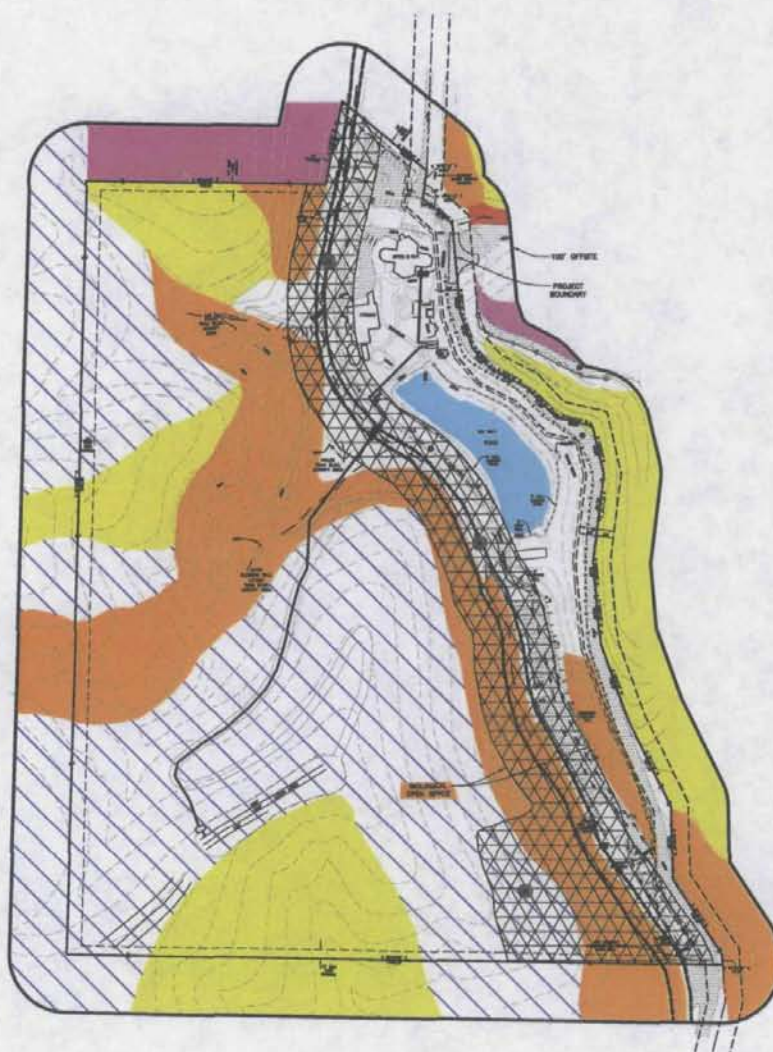
INTERMITTENT BLUE LINE STREAM

PERMANENT BLUE LINE STREAM

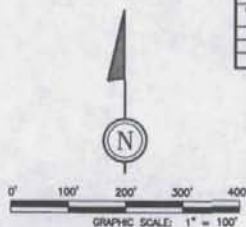
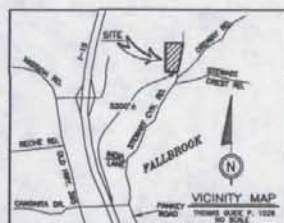
P-03-127

DPLU LOG NO. 96-02-029A

BASE MAP PREPARED BY:
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PLANT COMMUNITY	ACREAGE ON-SITE	ACREAGE IMPACTED ON-SITE	ACREAGE IMPACTED OFF-SITE	ACREAGE PRESERVED ON-SITE	TOTAL MITIGATION REQUIRED (Bugs)	ON-SITE MITIGATION	OFF-SITE MITIGATION
Southern Mixed Chaparral	11.30	0.54	0	0.27	0.27 (0.51)	0.27	0
Urban/Developed	5.40	0	N/A	N/A	N/A	0	N/A
Desert Coastal Sage Scrub	3.77	0	0	0	0	0	0
Coast Live Oak Woodland	6.69	0	0	2.16	0	0	0
Open Water	0.61	0	0	0	0	0	0
Total	37.74	0	0	2.43	0.27	0.27	0



NOTE:
VEGETATION COMMUNITY MAPPING IS PREPARED
USING OVERLAYS OF CURRENT AERIAL PHOTOGRAPHS
AND IS VERIFIED ON THE GROUND TO THE GREATEST
DEGREE POSSIBLE IN THE ABSENCE OF A SYSTEMATIC
LAND SURVEY. ALL VEGETATION AREAS, BOUNDARIES,
AND FUEL MODIFICATION ZONE LIMITS ARE ESTIMATES
SUBJECT TO FINAL DELINEATION BY A PROFESSIONAL
LAND SURVEYOR.